

City of Franklin
Community Development Authority
Meeting Minutes
March 8, 2006

Approved April 12, 2006

I. Call to Order and Roll Call

The Wednesday, March 08, 2006, Community Development Authority meeting was called to order at 6:01 PM by Chairman Pro-Tem Grintjes in the Common Council Chambers at Franklin City Hall. Members present were Spitzer, Stan, Roberts, Rhiner and Alderman Sohns. Chairman & Mayor Taylor was excused. Also present were Community Development Director Wheaton, City Attorney Wesolowski, Finance Director/Treasurer Cal Patterson and City Development Secretary Wilson.

II. Citizen Comment Period

Opened and closed at 6:02 PM.

III. Approval of Minutes

A. Wednesday, February 08, 2006

Member Rhiner moved and Member Roberts seconded approval of the minutes. Upon voice vote, all voted 'aye'. Motion carried.

IV. Business

A.	Payments (see attached)	
1.	Quarles & Brady LLP (Tax Incremental District No. 2)	\$ 4,523.50
2.	R.A. Smith & Associates – Ashland Way Vacation (Tax Incremental District No. 2)	866.58
3.	Single Source – TIF #4 Negotiation Fees (Tax Incremental District No. 4)	217.60
4.	Professional Service Industries, Inc. (Tax Incremental District No. 3)	1,486.00
5.	The Daily Reporter (Tax Incremental District No. 2)	44.01

Alderman Sohns moved and Member Spitzer seconded to approve the five (5) invoices for payment, as presented. Upon voice vote, all voted 'aye.' Motion carried.

B. Milwaukee Metropolitan Sewerage District – 2020 Facilities Plan

Report by Milwaukee Metropolitan Sewerage District Director of Technical Services Mike Martin and Dave Fowler.

Alderman Sohns moved and Member Stan seconded to suspend the rules to allow members of the audience to speak on the subject matter. Upon voice vote, all voted 'aye.' Motion carried.

Alderman Sohns moved and Member Stan seconded to return to the regular order of business. Upon voice vote, all voted 'aye.' Motion carried.

No action needed; none taken.

C. Consent to Assignment and Waiver of Repurchase Rights under that certain Site Development Agreement Between VTLC Development, LLC and the City of Franklin and the Community Development Authority of the City of Franklin, Wisconsin dated August 9, 2005, for the Property West of South Oakwood Park Drive and including the Vacated West Ashland Way in the Franklin Business Park (Beck Carton Corporation and Transpak Corporation)

Alderman Sohns moved and Member Stan seconded to consent to BTLC transferring Lots 1 & 2 to BTLC II. Upon voice vote, all voted 'aye.' Motion carried.

Member Stan moved and Member Rhiner seconded to waive repurchase rights for Lots 1 & 2, owned by BTLC II. Upon voice vote, all voted 'aye.' Motion carried.

Alderman Sohns moved and Member Roberts seconded to waive repurchase rights for Parcel 2 in the event of a conveyance under a 1031 Exchange under the Internal Revenue Code. Upon voice vote, all voted 'aye.' Motion carried.

City of Franklin
Community Development Authority
Meeting Minutes
March 8, 2006

- D. Consideration of the creation of a project area redevelopment plan as may be available pursuant to §§66.1331, 66.1333 and 66.1335 of the Wisconsin Statutes within the 27th Street Corridor Plan Area.

Alderman Sohns moved and Member Stan seconded to direct Quarles & Brady LLC to prepare a brief summary of the steps required to arrive at the end result that the Community Development Authority has the authority to manage the redevelopment of South 27th Street under the policy direction of the Common Council (ability to retain professional services, take bids, evaluate bids, award contracts, etc.). Upon voice vote, all voted 'aye.' Motion carried.

- E. Contract with Quarles & Brady LLP for legal services relating to Tax Incremental Districts Nos. 3 and 4. The Community Development Authority may enter closed session pursuant to §19.85(1)(e), Stats., to deliberate upon the terms of and to consider the negotiation of a contract for legal services with Quarles & Brady LLP for and pertaining to the development of the property within and in relation to all matters requisite in Tax Incremental Districts Nos. 2, 3 and 4, for competitive and bargaining reasons, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

Alderman Sohns moved and Member Stan seconded to recommend the Common Council continue a contract with Quarles & Brady LLP for services relating to Tax Incremental Districts Nos. 3 and 4, up to the amount of \$15,000.00, for both the TIF Districts and for the establishment of a redevelopment authority, which amounts have already been authorized by the Common Council for legal services of Tax Incremental Finance District Nos. 3 & 4. Upon voice vote, all voted 'aye.' Motion carried.

- F. Southeastern Wisconsin Regional Planning Commission Advisory Committee on Regional Transportation Planning Report – Evaluation and Recommendation of Freeway Interchanges (For informational purposes, no action required).

Discussion only. No action needed; none taken.

- G. Potential Development of Property[ies] within the South 27th Street Corridor Plan Project Area. The Community Development Authority may enter closed session pursuant to §19.85(1)(e), Stats., for market competition and bargaining reasons, to deliberate and consider the negotiation of terms relating to the potential development of property[ies] within the South 27th Street Corridor Plan Project Area, and the investing of public funds and governmental actions in relation thereto and to effect such development, including the terms and provisions of a development agreement for the development of property[ies] within a tax incremental district, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

Report only. No action needed; none taken.

- H. Sidewalk installation as part of the West Ryan Road reconstruction project, from South 27th Street to the Root River.

Discussion only. No action needed; none taken.

- I. 27th Street Corridor Design engineering and architectural services contracts

Discussion only. No action needed; none taken.

- J. Next meeting date(s) – Wednesday, April 12, 2006, at 6:00 PM.

Announcement only. No action needed; none taken.

V. Adjournment

Alderman Sohns moved and Member Rhiner seconded to adjourn the Wednesday, March 08, 2006, meeting of the Community Development Authority at 8:49 PM. Upon voice vote, all voted 'aye'. Motion carried.